Authentisign ID: 845D9560-449A-F111-9B33-000D3A4FF82A

SELLERS PROPERTY DISCLOSURE WAIVER

Seller Name(s): **PB and Properties LLC**

Buyer Name(s): _____

Property Address: **4645 Chamber Court, Spring Hill, FL 34609**

Notice to Seller(s): Florida law requires a seller of a home to disclose to potential buyer(s) all known facts that are not readily observable that materially affect the value of the property being sold regardless of whether seller has resided in the property.

Notice to Buyer(s): Seller can only disclose what they actually know about a property. The use of this waiver signifies that the seller either has no information to disclose about the property, or has failed to disclose any information regarding items that may affect the value of the property.

Notice to Agent(s): Agents must make reasonable attempts to obtain a Sellers Property Disclosure from Seller(s) prior to completing this form.

- **Please Select One (1) Option Below:**

1. ✘ **Seller**(s) of this property is not aware of any defects that materially affect the value of the property.

2. _____ **Seller**(s) of this property has failed to provide a property disclosure or any other information regarding defects that materially affect the value of the property.

- ***If this waiver originated by Seller, select option 1 above, and have Seller(s) and Buyer(s) sign below.***
- ***If this waiver originated by Buyer, select option 2 above, and have only the Buyer(s) sign below.***

Buyer*(s) acknowledge receipt of this Seller's Property Disclosure Waiver, and further understand that the seller(s) will provide no further disclosure regarding the condition of the property or any other defects that materially affect the value of the property. Buyer(s) are advised to schedule a professional home inspection using a licensed contractor or home inspector to determine the condition of the property.*

Authentisign Steven Peterson 08/17/2026
Seller Signature / Date

_____
Seller Signature / Date

_____
Buyer Signature / Date

_____
Buyer Signature / Date

Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com